

Agenda Item	6.5
Report No	PLN/019/20

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 9 June 2020

Report Title: 19/02569/FUL: Torabhaig Distillery Ltd
Torabhaig Distillery, Teangue, Isle of Skye IV44 8RE

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

1.1 Description: Proposed Dunnage Warehouse

Ward: 10 - Eilean A' Cheò

Development category: Local development

Reason referred to Committee: Number of Objections

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

2. Recommendation

2.1 The Committee is asked to agree the recommendation to **Grant** planning permission as set out in section 11 of the report.

3. PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought for a warehouse building measuring some 36.5m long by 15.7m wide, with a ridge height of 5.7m and 2.8m to eaves. It would be situated some 60m south west of the existing Torabhaig Distillery building. There would be an area of hardstanding measuring some 570 sq m formed adjacent to the proposed building for delivery vehicles. The remains of Knock Castle, a Scheduled Monument, lie some 225m to the south east of the site.
- 3.2 The proposed development would be accessed from the public road by means of an existing road and an upgraded track.
- 3.3 Pre Application Consultation: Positive advice was provided in response to Pre-application 19/01380/PREAPP.
- 3.4 Supporting Information: A Method Statement for forklift truck operations within the proposed warehouse has been submitted along with a photo montage of the proposed building within its landscape setting. A further Statement has been submitted which explains the rationale for now proposing this warehouse when the original intention was for maturing and bottling to take place off-site. This sets out that there is a growing belief in local provenance amongst consumers, and that many visitors wish to see the maturing process as part of their experience.
- 3.5 Variations: The Site Layout Plan has been amended to move the position of the building from the western end of the site to the eastern end, to include the full length of access to the public road within the site boundary, and to show a widened track junction south of the existing distillery to allow lorries to access the site – drawing no. PL_01 Rev. B, received 18.02.2020. In addition, the elevations and floor plan have been amended to show a natural slate finish to the roof instead of profiled metal sheeting, and to show an increase in the finished floor level of 0.4m – drawing no. PL_02 Rev. A, received 28 October 2019.

4. SITE DESCRIPTION

- 4.1 The site comprises an area of grassland which slopes slightly uphill from west to east with mature deciduous trees along its southern boundary. The Category 'B' listed farmhouse and former steading (which was converted into the Distillery) lie to the north.

5. PLANNING HISTORY

- | | | | |
|-----|------------|--|-------------------------|
| 5.1 | 12.06.2009 | 05/00348/FULSL Alterations to Agricultural Building to form a Distillery | Granted |
| 5.2 | 15.07.2015 | 15/00152/LBC Build link structure between listed steading and new building. Addition of roof vents to steading roof. Minor internal alterations. | Listed Building Consent |
| 5.3 | 03.05.2019 | 19/01380/PREAPP Erection of warehouse building | Positive Advice |

6. PUBLIC PARTICIPATION

6.1 Advertised: Schedule 3, Unknown Neighbour and Affecting the Setting of Listed Buildings

Dates Advertised: 21.06.2019 and 28.02.2020

Representation deadlines: 05.07.2019 and 20.03.2020

Timeous representations 18 from 17 households
to unknown neighbour
advert: Late
representations: 6 from 6 sources

Timeous representations
to setting of listed 2 from 2 households
buildings advert:

Late representations: None

6.2 Material considerations raised are summarised as follows:

- a) Adverse visual impact from utilitarian design and security fencing.
- b) Adverse impact on setting of Knock Castle.
- c) Adverse impact on public views.
- d) Impact on public access to Knock Castle and beach.
- e) Adverse impact of floodlighting on dark skies.
- f) Area subject to flooding and coastal erosion.
- g) Adverse noise impact.
- h) Negative impact on local economy.
- i) Positive impact on local economy.

6.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

7. CONSULTATIONS

7.1 Environmental Health – No objection and no comments.

7.2 Flood Risk Management Team – No objection, subject to development meeting required SEPA ground and finished floor levels.

7.3 Sleat Community Council – Letter of support

7.4 SEPA – initial objection on grounds of lack of information on flood risk and surface water drainage, as well as potential pollution risk from spillage of stored whisky. Objection removed following submission of revised drawings showing altered building position and increased finished floor level, clarification that surface water would be directed to existing drains, and the submission of a satisfactory method statement in respect of forklift handling to prevent spillages this objection has been withdrawn. No conditions are sought.

- 7.5 Historic Environment Scotland – Initial objection on the grounds that the proposed siting would adversely affect the setting of Knock Castle in that the building would be visible in views of the Castle from the Sound of Sleat, and in views from the Castle towards Teangue. However, HES suggested that the building be moved to the eastern end of the site where it would be partially obscured in these sensitive views behind an existing promontory, with the proposed area of hardstanding moved to the west of the site. Such a revised layout would mitigate the negative effect on the setting of Knock Castle. Following the submission of a revised site plan adopting this arrangement HES have advised that they are content with the updated proposal, and have withdrawn their objection.

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality and Place-making
34 - Settlement Development Areas
57 – Natural, Built and Cultural Heritage
64 - Flood Risk
66 - Surface Water Drainage
77 - Public Access

8.2 West Highlands and Islands Local Development Plan 2019

Ferrindonald and Teangue Settlement

Allocation ES06 – Mixed Use (Community, Business and Tourism). Development in accordance with 05/00348/FULSL and 15/00152/LBC. Alternative proposals must address: minimum 6 metre buffer between watercourses and development; Integrate watercourses as recreational and natural features within the development; Flood Risk Assessment (no development in areas shown to be at risk of flooding); protected species survey may be required; land contamination questionnaire may be required; high quality of design for any new build component; development must be sensitive to historic character of the Listed Buildings and the Scheduled Monument; maintain public access to Knock Castle.

8.5 Highland Council Supplementary Planning Policy Guidance

Roads and Transport Guidelines for new Developments (May 2013)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Sustainable Design Guide (Jan 2013)

9. OTHER MATERIAL POLICY CONSIDERATIONS

9.1 Scottish Government Planning Policy and Guidance

Historic Environment Policy for Scotland April 2019

10. PLANNING APPRAISAL

10.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities to have special regard to the desirability of preserving the setting of listed buildings.

Determining Issues

10.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

10.3 The key considerations in this case are:

- a) Compliance with the development plan and other planning policy
- b) Siting, Design and Landscape Impact
- c) Effect on the setting of Knock Castle, the Listed Buildings and public views
- d) Flood risk, surface water drainage and liquid pollution risk
- e) Light and noise pollution
- f) Vehicular access
- g) Public access
- h) any other material considerations.

Compliance with the development plan and other planning policy

10.4 Sections 25(1)(a) and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that this application be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the Development Plan is comprised of the West Highlands and Islands Local Development Plan and the Highland-Wide Local Development Plan, the relevant policies of which are listed above. For the reasons set out below it is considered the proposal is in compliance with both Development Plan and relevant National policy.

Siting, Design and Landscape Impact

10.5 The position of the proposed building would relate well to the existing distillery complex comprising a restored farmhouse and steading, and would not appear as an isolated feature within an area of otherwise undeveloped landscape. The proposed design is simple and functional and would also relate well to these existing buildings in terms of its size, height and form. The use of natural slate on the roof and white render on the walls respect the local building traditions and also echo the finishes of the existing distillery complex. As such, the proposed building would appear within the landscape as a logical addition to this existing complex.

- 10.6 The agent has confirmed that there would be no fencing erected around the proposed building and hardstanding, and a condition can be applied to ensure that this is the case.

Effect on the Setting of Knock Castle, the Listed Buildings and public views

- 10.7 It is recognised that the public view of this Scheduled Monument from the A851 is important, and that the setting of the Castle should not be adversely affected. As noted above, Historic Environment Scotland were initially concerned that the original position of the building at the western end of the site would adversely affect the setting of Knock castle. Following the submission of the revised site layout showing that the position of the building has been moved to the east of the site, HES have withdrawn their objection.

- 10.8 The site would be hidden from the most significant receptor for public views represented by the A851 when travelling south. The proposed building would be most visible in the public view of Knock castle from a short section of the A851 north east of the junction with the Teangue road, where the western gable would be seen. However, the relatively modest gable width of some 15.7m and modest height of some 5.7m allied to the large distance of some 225m between the building and Knock Castle, and the harmonious relationship with the existing distillery complex discussed above, are considered to be the key factors which would result in the building not adversely affecting the setting of Knock Castle, and not appearing as an unsightly feature which would adversely impact upon the existing public view. It should also be noted that the building would sit lower in the landscape than Knock castle, which sits on an elevated promontory, and would therefore not be the key feature within this view. A condition requiring the submission of a landscaping scheme can be applied, which would further mitigate the effect of the development on the setting of Knock Castle and on the public view. The type of hardstanding surface can also be controlled by this condition. As set out above, the building is well separated from the listed former farm steading building (which is now the distillery) and from the listed farmhouse. This separation, allied to the simple design which echoes a traditional agricultural outbuilding, are considered to result in the proposal not adversely affecting the setting of these listed buildings.

Flood risk, surface water drainage and liquid pollution risk

- 10.9 SEPA and The Council's Flood Team are satisfied that the ground and finished floor levels would be sufficiently elevated to ensure that the proposed development would not be at risk of coastal flooding/erosion. SEPA are also content with the proposed surface water drainage arrangements, and that the risk of pollution from spillage of stored whisky can be adequately mitigated by operating forklifts within the warehouse as per the submitted method statement. Conditions can be applied in respect of ground and finished floor levels, and a condition can also be applied requiring adherence to this forklift method statement.

Light and noise pollution

- 10.10 The agent has confirmed that there would be no external security floodlighting of the building, with only infrared motion activated lighting to be installed at the entrance doors. A condition to this effect can be applied. The main source of noise associated with the development would be from vehicular movements. However, the nearest noise sensitive property is some 200m to the south west of the

proposed hardstanding, which is a large degree of separation. A condition can be applied which would prevent vehicle movements to and from the proposed development outwith normal working hours to safeguard the amenity of this and other residential properties in the vicinity of the site.

Vehicular access

- 10.11 The site would be accessed from the public road by means of an existing junction which has ample visibility in either direction, and which meets the Council's standards in terms of its geometry. The proposed area of hardstanding is of sufficient size to enable delivery vehicles to manoeuvre freely.

Public Access

- 10.12 The proposed development would not create a physical barrier that would prevent public access either to Knock castle or to the beach. A condition can be applied which would ensure that public access to both of these features is maintained both during the construction and operational phases of the development.

Other material considerations

- 10.13 There are no other material considerations.

Non-material considerations

- 10.14 The issues of whether or not there is a need for maturing and bottling to take place on site, the corporate structure of the applicant's business, the claimed lack of areas to exercise dogs off-lead, the impact on views from individual houses, and any effect on house prices are not material planning considerations.

Matters to be secured by Section 75 Agreement

- 10.15 None

11. CONCLUSION

- 11.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

12. IMPLICATIONS

- 12.1 Resource: Not applicable
- 12.2 Legal: Not applicable
- 12.3 Community (Equality, Poverty and Rural): Not applicable
- 12.4 Climate Change/Carbon Clever: Not significant
- 12.5 Risk: Not applicable
- 12.6 Gaelic: Not applicable

13. RECOMMENDATION

Action required before decision N issued

Subject to the above, it is recommended that planning permission be **GRANTED**, subject to the following:

Conditions and Reasons

1. The development hereby permitted shall not be enclosed by any fencing, other than a 1m high post and rail timber fence and timber gates.

Reason: In the interests of visual amenity.

2. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- ii. A plan showing existing landscaping features and vegetation to be retained;
- iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
- iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site, and to help integrate the development into its setting.

3. The development hereby approved shall not be constructed other than on ground above a level of 4.8m Above Ordnance Datum, with a finished floor level of 5.4m Above Ordnance Datum.

Reason: To minimise the risk to the development from coastal flooding.

4. No forklift movements within the building hereby approved shall take place other than in accordance with the submitted Method Statement dated January 2020.

Reason: To minimise the risk of pollution from whisky spillage.

5. No external lighting shall be fitted other than above the entrance doors to the building hereby approved, and shall only be motion-activated infra red lighting to cut-off 1 minute after being activated.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

6. There shall be no vehicle deliveries to, or the unloading or loading of delivery vehicles within, the application site outwith the hours of 0900 to 1800 Monday to Friday inclusive, unless otherwise approved in writing by the Planning Authority as an exceptional instance for operating outwith these hours.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

7. Public access to any footpath adjacent to the application site shall at no time be obstructed or deterred by construction-related or operational activities.

Reason: In order to safeguard public access both during and after the construction phase of the development.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce

additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities: You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

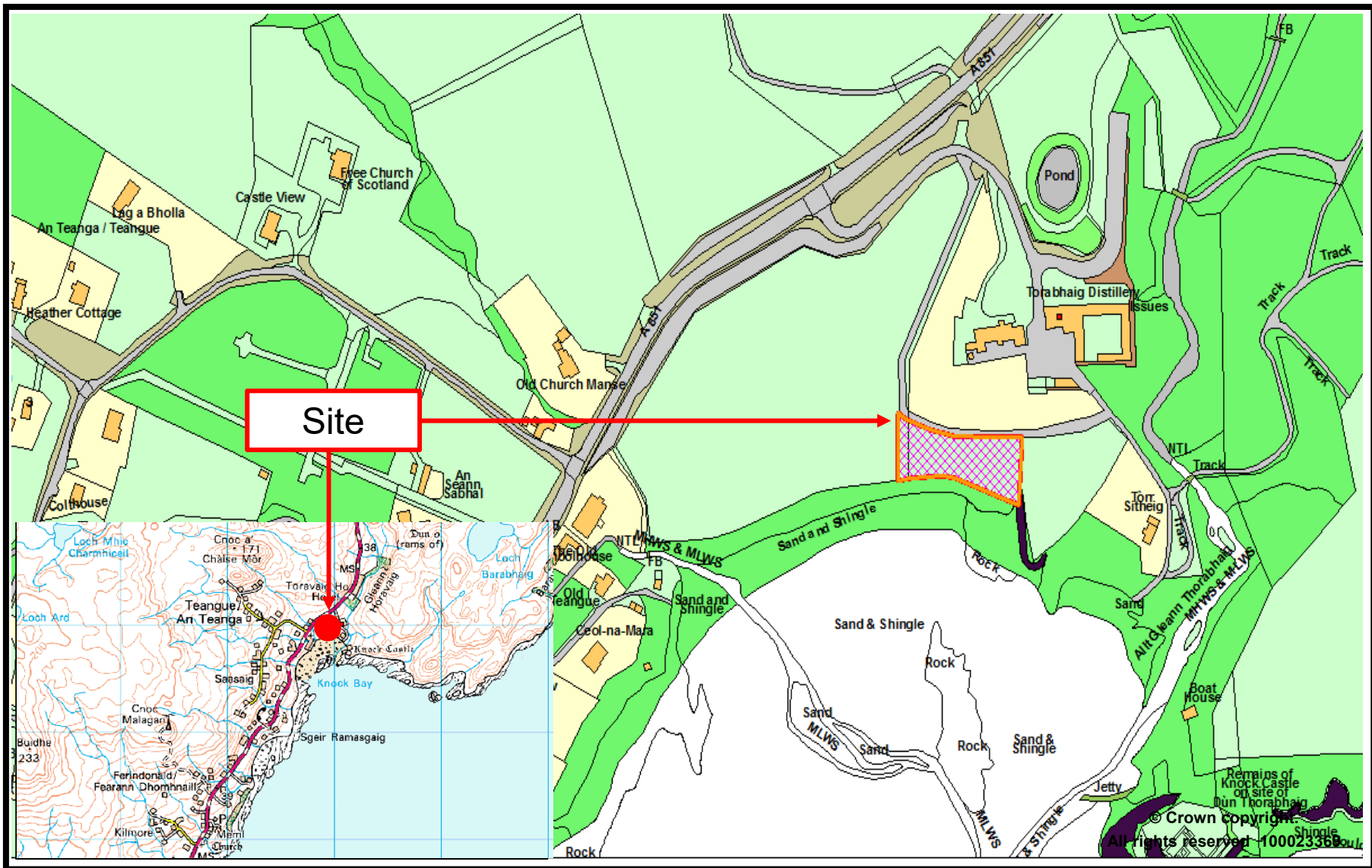
Designation: Acting Head of Development Management – Highland

Author: Graham Sharp

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 - Committee Location Plan
- Plan 2 - 000001 Location Plan
- Plan 3 - PL_01 Rev. B site Layout Plan
- Plan 4 - PL_02 Rev. A Elevations and Floor Plan

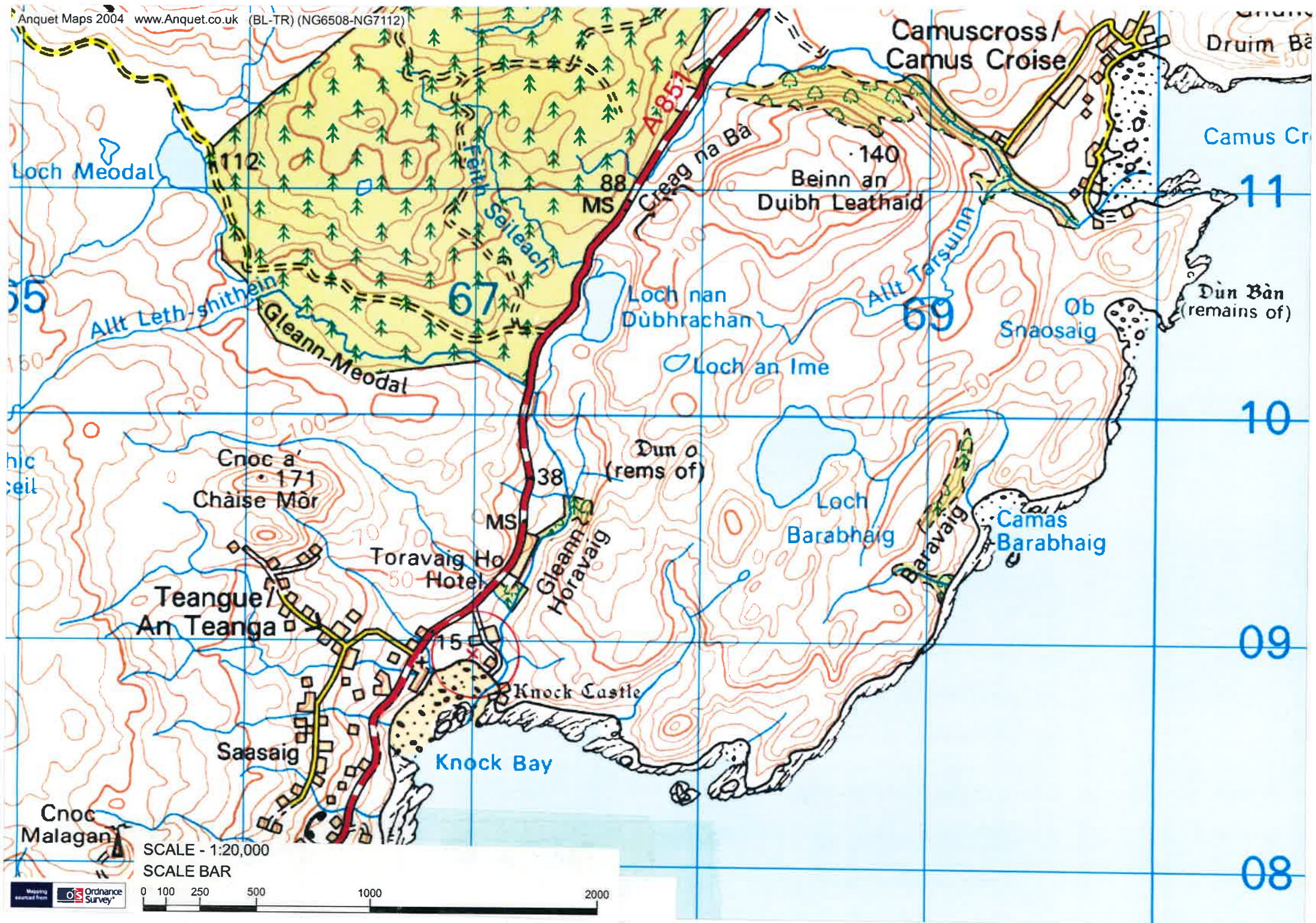


Planning and
Development Service

Location Plan
19/02569/FUL
Proposed Dunnage Warehouse

May 2020

Scale:



Loch Meodal

Camuscross/
Camus Croise

Camus Cr

Alt Leth-shithein
Glenn-Meodal

Seileach

Loch nan Dùbhrachan

Loch an Ime

Alt Tarswinn

Ob Snaosaig

Dùn Bàn
(remains of)

hic
ceit

Cnoc a'
Chàise Mòr

Dùn o
(rems of)

Loch
Barabhaig

Camas
Barabhaig

Teangue/
An Teanga

Toravaig Ho
Hotel

Glenn
Horavaig

Saasaig

Knock Bay

Knock Castle

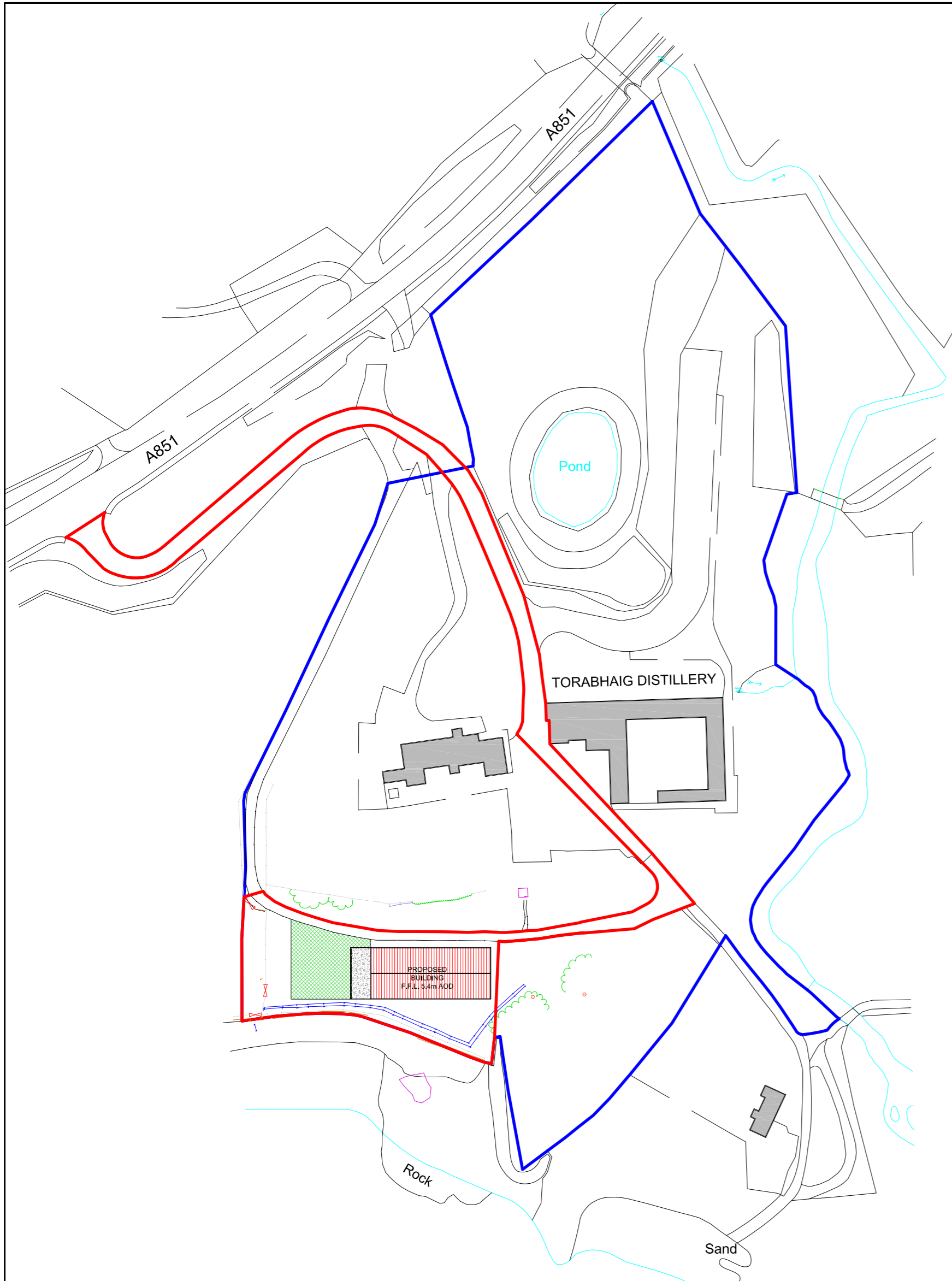
Cnoc
Malagan

SCALE - 1:20,000
SCALE BAR

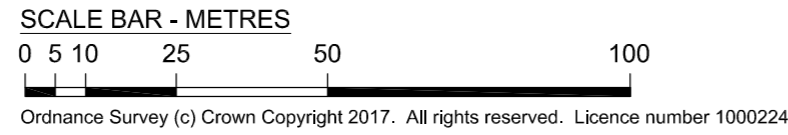


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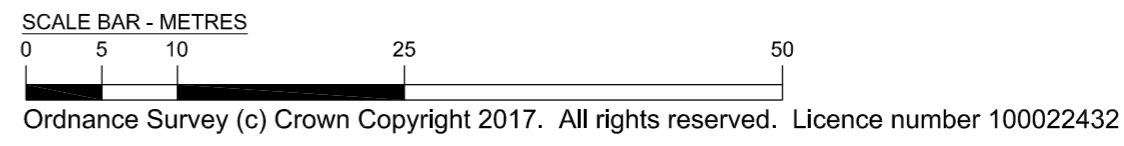
Rev.	Date	Description	App'd
A	23.08.19	UPDATED FOR PLANNING APPLICATION	
B	12.02.19	UPDATED FOR PLANNING APPLICATION	



SITE LOCATION PLAN
SCALE - 1:1250



SITE BLOCK PLAN
SCALE - 1:500



LEGEND:

- EXISTING BUILDING
- PROPOSED BUILDING
- EXTERNAL CONCRETE
- WELL COMPACTED HARDCORE
- SITE BOUNDARY
- LAND OWNERSHIP BOUNDARY

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND MANUFACTURE, AND ANY DISCREPANCIES TO BE REPORTED TO CONTRACT ADMINISTRATOR

PLANNING
NOT FOR CONSTRUCTION

Blairgowrie Ltd.

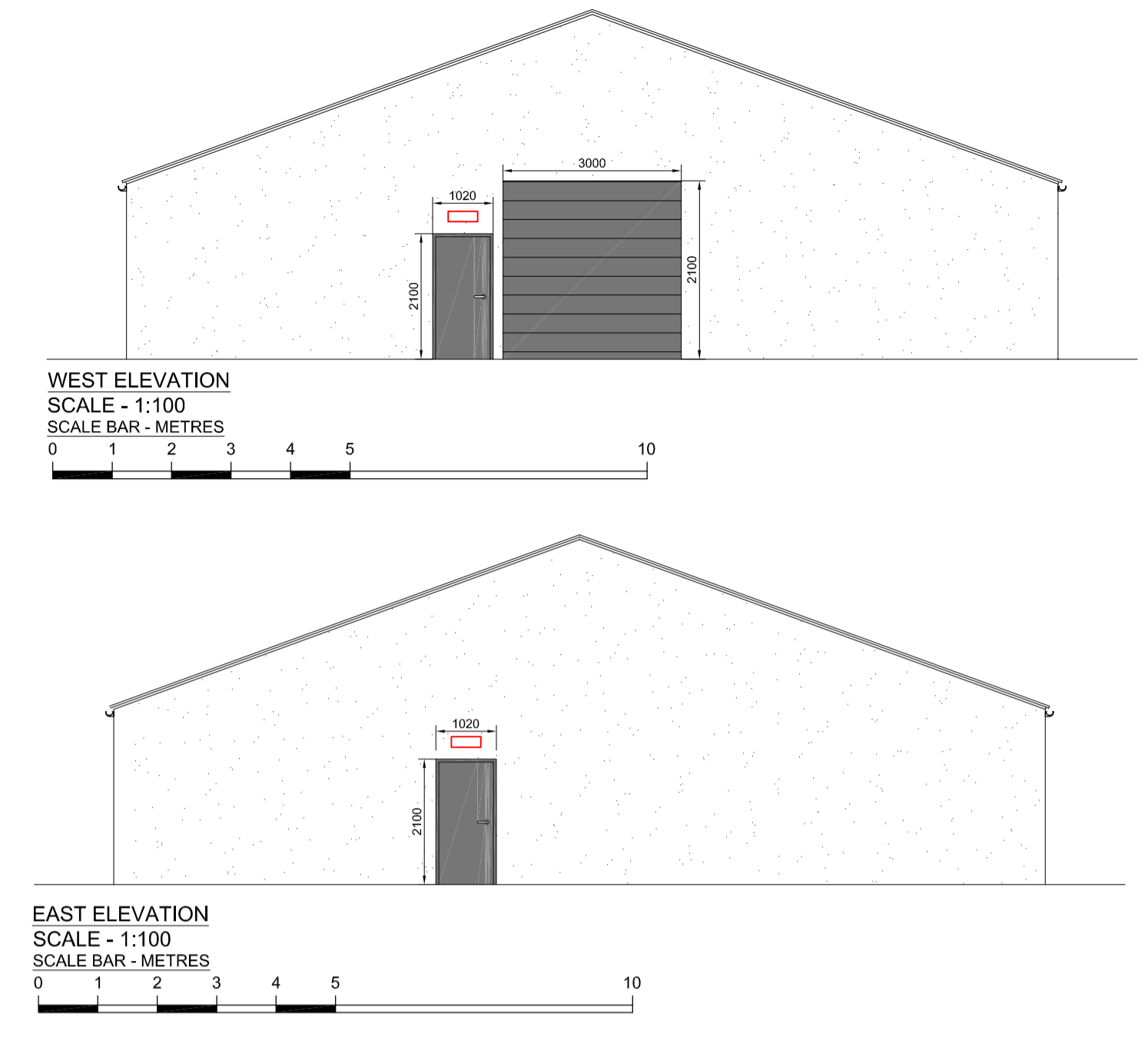
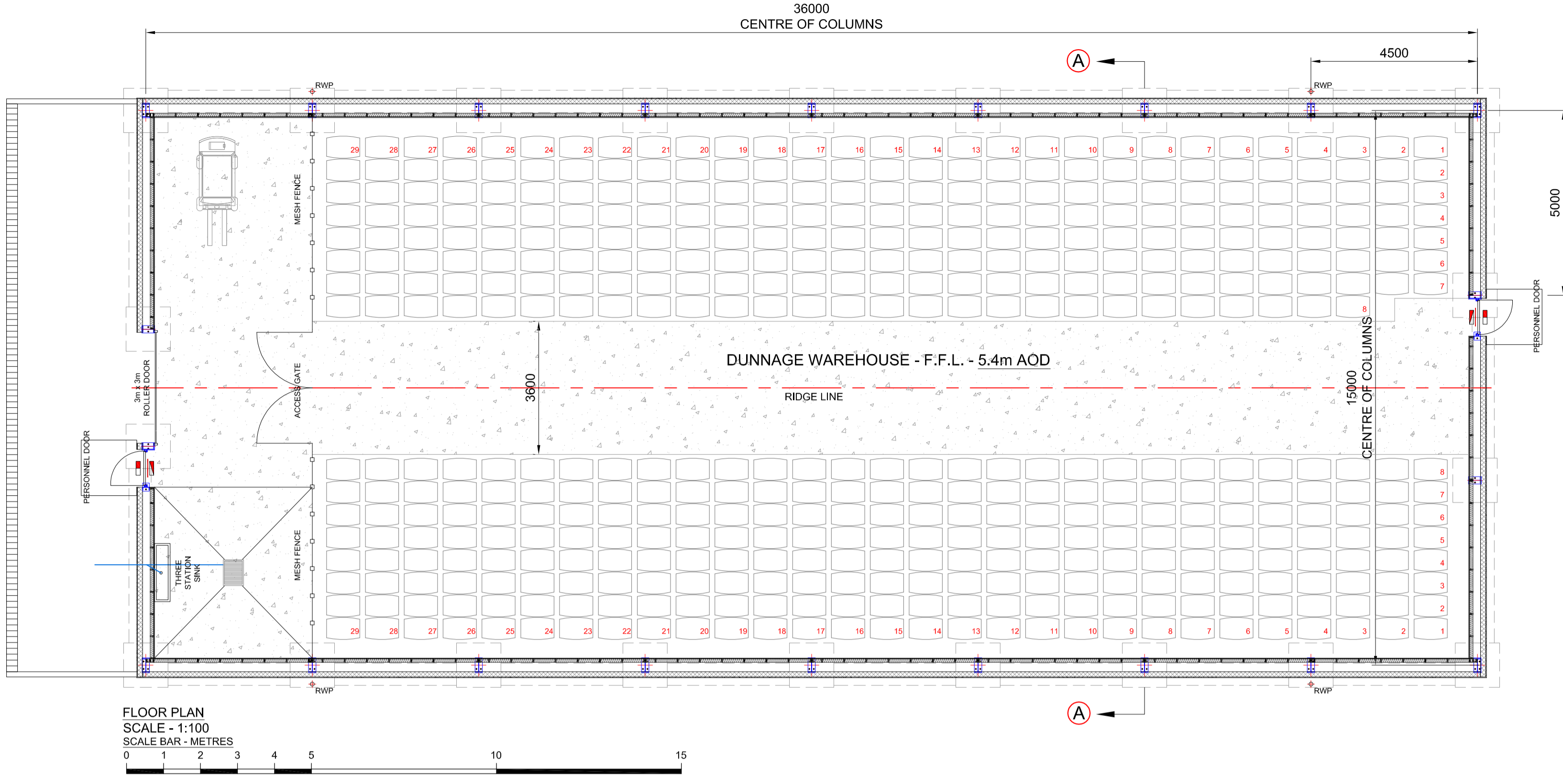
ALGO BUSINESS CENTRE
GLENEARN ROAD
PERTH PH2 0NJ
Tel: 01738 450436
Fax: 01738 450446
E-mail: pa@algo.co.uk
Web: www.algo.co.uk

Drawn By GM	Checked By MA
Drawing Sheet Size A2	Scale AS SHOWN
	Date 05.06.2019

Project Title
PROPOSED DUNNAGE WAREHOUSE AT TORABHAIG DISTILLERY LTD, TEANGUE, SLEAT, ISLE OF SKYE, IV44 8RE

Drawing Title
SITE LOCATION & BLOCK PLAN

Project Number P19-009	
Drawing Number PL_01	Revision B



CONSTRUCTION SPECIFICATION:

FOUNDATIONS
1. ALL FOUNDATIONS TO BE AS PER THE STRUCTURAL ENGINEERS DESIGN CALCULATIONS

ROOF
1. 20° ROOF PITCH
2. ROOF TO BE FINISHED IN SCOTTISH SLATE WITH SLATE SIZE, HEAD LAP, INSTALLATION AND FIXING IN ACCORDANCE WITH MANUFACTURERS WRITTEN SPECIFICATION AND BS 5534:2014 & A2:2018
3. 22mm TREATED SARKING BOARDS WITH 3mm GAP BETWEEN EACH BOARD FIXED TO 200 X 75mm TREATED TIMBER PURLINS.

EXTERNAL WALLS
1. EXTERNAL WALL FINISH TO BE 20mm WHITE WET DASH RENDER FIXED TO THE 140mm THICK BLOCKWORK WALL
2. INTERNAL WALL FINISH TO BE 89 X 38mm C16 TIMBER STUDS AT 600mm CENTRES WITH 100mm THICK ROCKWOOL FLEXI INSULATION BETWEEN STUDS. INTERNAL FACE TO HAVE 18mm PLYWOOD FINISH.

FLOOR
1. 275mm THICK WELL COMPACTED 'TYPE 1' HARDCORE
2. 125mm THICK C35 CONCRETE SLAB INSTALLED CENTRALLY ALLOWING FORKLIFT ACCESS TO THE BUILDING (3600mm WIDE)

DOORS
1. 2No. 1020mm x 2100mm HIGH PERSONNEL FIRE ESCAPE DOORS - U-VALUE: 1.6W/m2K
2. 1No. 3000mm x 3000mm HIGH ROLLER DOOR
3. ALL DOORS TO BE COLOUR - MERLIN GREY - BS18825
4. EXTERNAL PERSONNEL FIRE ESCAPE DOORS TO BE FITTED WITH NON-MAINTAINED EMERGENCY LIGHTING INSIDE AND OUTSIDE OF DOOR
5. ALL EXTERNAL PERSONNEL DOORS TO OPEN ONTO LEVEL CONCRETE PLATT - 1200mm2 MIN. WITH NOMINAL FALL DIRECTING SURFACE WATER RUN-OFF AWAY FROM THE BUILDING
6. ALL EXTERNAL PERSONNEL DOORS TO HAVE EXTERNAL LEVER ACCESS WITH INTERNAL EMERGENCY BREAKOUT MORTICE LOCKS AND LEVER HANDLES (THE PERSONNEL DOORS CAN ALWAYS BE OPENED FROM INSIDE THE BUILDING WITHOUT THE USE OF A KEY EVEN WHEN THE DOOR ARE LOCKED - ONLY ONE MECHANISM TO BE OPERATED IN ORDER TO OPEN THE DOOR)
7. ALL EXTERNAL ESCAPE DOORS HAVE CLEAR WIDTH OF 890mm

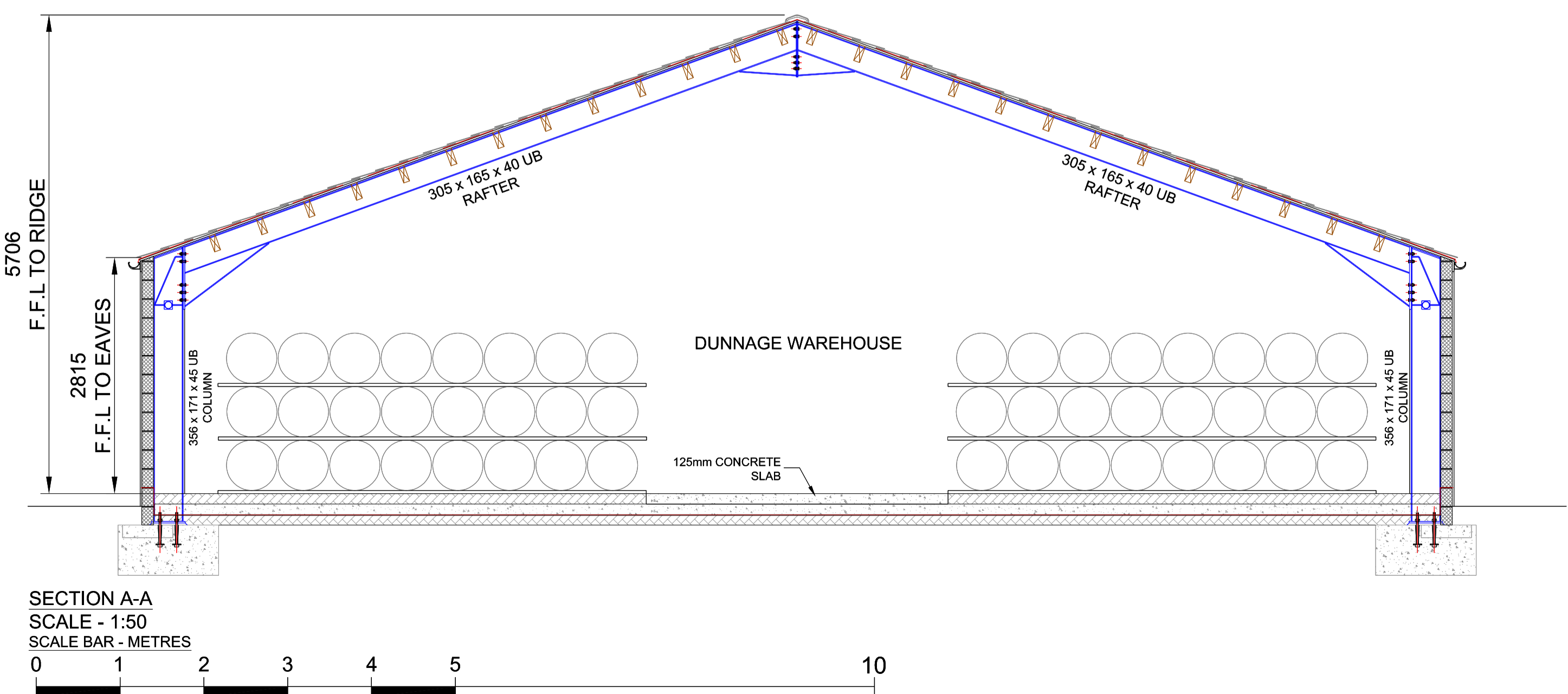
DRAINAGE - GENERAL
1. DRAINAGE TO THE SATISFACTION OF THE LOCAL AUTHORITY
2. ALL EXISTING DRAINS TO BE EXPOSED FOR INSPECTION PRIOR TO THE FORMATION OF THE NEW CONNECTIONS
3. ALL SURFACE WATER CONNECTIONS ARE TO BE MIN. 110mmØ
4. DRAINAGE TO BE TESTED AND COMPLY WITH BS EN 1610: 1998
5. MANHOLES TO COMPLY IN ALL RESPECTS WITH THE CURRENT SCOTTISH BUILDING STANDARDS FOR NON-DOMESTIC
6. DRAINS AT ALL VEHICULAR AREAS TO BE LAID WITH 1200mm COVERS & BE 750mm MIN. BELOW GROUND LEVEL
7. ALL NEW MANHOLES ARE TO COMPLY WITH BS 8301
8. ALL BEDDING MATERIAL TO BE 20mm PEA GRAVEL

SURFACE WATER DRAINAGE
1. NUMBER OF DOWNPIPES REQUIRED & ALL DOWNPIPE DIMENSIONS TO BE AS PER THE DRAINAGE ENGINEERS DESIGN CALCULATIONS AND SPECIFICATION
2. ALL SURFACE WATER PIPEWORK TO DISCHARGE INTO EXISTING SURFACE WATER DRAINAGE SYSTEM
3. ALL SURFACE WATER DRAINAGE DETAILS ARE TO BE AS PER THE ENGINEER'S DESIGN CALCULATIONS & SPECIFICATION
4. ALL NEW SURFACE WATER DRAINAGE PIPELINES TO HAVE SUITABLE RODDING POINTS AT THE HEAD OF EACH LINE & INSPECTION CHAMBERS AT ALL CHANGE OF PIPEWORK DIRECTION AS REQUIRED

FOUL WATER DRAINAGE
1. NO FOUL DRAINAGE CREATED BY PROPOSED DEVELOPMENT

HEATING + VENTILATION
1. PROPOSED DEVELOPMENT TO BE UNHEATED

GENERAL NOTES:
1. ALL TOP SOIL / VEGETABLE MATTER WILL BE REMOVED FROM THE FOOTPRINT OF THE BUILDING AND THE SITE THEN PREPARED IN ORDER, SO THAT NO FURTHER GROWTH OF ANY KIND WOULD DAMAGE THE BUILDING
2. WITH REGARDS TO ACCESSIBILITY AROUND THE SITE, WE CAN CONFIRM THAT STRICTLY NO UNAUTHORISED PERSONNEL WILL BE ALLOWED ON SITE. THE SITE IS TO HAVE ONLY ONE PRINCIPAL ENTRANCE WHICH ALL STAFF, VISITORS AND DELIVERIES ARE TO USE. ALL PERSONS REGARDLESS OF WHETHER STAFF OR VISITORS, MUST REPORT TO THE WELFARE BUILDING IN ORDER TO 'SIGN IN' BEFORE ACCESS CAN BE GRANTED. ALL VISITORS WILL BE ACCOMPANIED AROUND THE SITE AND WILL BE SUPERVISED AT ALL TIMES



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Rev.	Date	Description	App'd
A	23.08.19	UPDATED FOR PLANNING APPLICATION	

CASK STORAGE CAPACITY
THE FOLLOW CASK STORAGE CALCULATION IS BASED ON STANDARD WHISKY CASK DIMENSIONS (900mm HIGH x 600mmØ) WITH A 150mm GAP BETWEEN THE CASK ROWS

NORTH BANK
29No. CASKS x 7No. ROWS x 3No. HIGH = 609 CASKS
27No. CASKS x 1No. ROW x 3No. HIGH = 81 CASKS
TOTAL = 609 + 81 = 690 CASKS

SOUTH BANK
29No. CASKS x 8No. ROWS x 3No. HIGH = 696 CASKS
TOTAL = 696 CASKS

TOTAL NO. OF CASKS STORED
690 + 696 = 1,386 CASKS

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND MANUFACTURE, AND ANY DISCREPANCIES TO BE REPORTED TO CONTRACT ADMINISTRATOR

PLANNING
NOT FOR CONSTRUCTION

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Drawn By GM	Checked By MA
Drawing Sheet Size A1	Scale AS SHOWN
	Date 05.06.2019
Project Title PROPOSED DUNNAGE WAREHOUSE AT TORABHAIG DISTILLERY LTD, TEANGUE, SLEAT, ISLE OF SKYE, IV44 8RE	
Drawing Title FLOOR PLAN, SECTION A-A, ELEVATIONS & CONSTRUCTION SPECIFICATION	
Project Number P19-009	
Drawing Number PL_02	Revision A